

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/20 HIGHLANDS AVENUE AIRPORT WEST VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Airport West

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/129 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$680,000	25-Mar-23
3/9 KITSON CRESCENT AIRPORT WEST VIC 3042	\$642,500	22-Feb-23
4A SEXTON STREET AIRPORT WEST VIC 3042	\$650,000	06-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 July 2023



**1/129 MCNAMARA AVENUE  
AIRPORT WEST VIC 3042**

 3  1  1

Sold Price **\$680,000** Sold Date **25-Mar-23**

Distance **0.08km**



**3/9 KITSON CRESCENT AIRPORT  
WEST VIC 3042**

 3  1  1

Sold Price **\$642,500** Sold Date **22-Feb-23**

Distance **0.72km**



**4A SEXTON STREET AIRPORT  
WEST VIC 3042**

 3  1  1

Sold Price **\$650,000** Sold Date **06-May-23**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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